

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, January 14, 2020, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

AFTERNOON WORKSHOP - 4:30 PM

- i. Level III Site Plan and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 4:30 - 6:30 p.m.) The Planning Board will hold a workshop to consider a proposal for Phase 1 of 58 Fore Street, which includes 442,500 square feet of mixed-use development, the subdivision of the site into 9 development parcels, and various infrastructure, utility, and access improvements. The subject property is a 10-acre parcel zoned B-6 and EWPZ, a portion of which lies within the Shoreland Zone.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 10, 2019

All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 10, 2019

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant. Eaton moved and Stanley seconded a motion to table this item to the January 14, 2020 meeting. Vote 6-1 (Mazer recused).
- ii. Level III Site Plan; 275 Presumpscot Street; Waldon Realty, LLC., Applicant. Evening Workshop Item - Eaton moved and Stanley seconded a motion to table this item to the January 14, 2020 meeting. Vote unanimously 7-0.

5. NEW BUSINESS

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant. (estimated time 7:15 - 8:00 p.m.) The Planning Board will hold a public hearing on a proposal for a mixed-use development consisting of a convenience store, a gas station with 4 fueling islands, and a multi-tenant retail space at 1884 Forest Avenue. Two access drives are proposed at Forest Avenue with a third access at Riverton Drive. The 1.61 acre site is zoned B-2 Community Business.

- ii. Level III Site Plan; 275 Presumpscot Street; Waldon Realty, LLC., Applicant. (estimated time 8:00 - 8:45 p.m.) The Planning Board will hold a public hearing to consider a proposal for the construction of a 34,000 square foot indoor vehicle storage facility at 275 Presumpscot Street. The subject property is a 77,420 square foot site zoned I-M and is currently utilized as a gravel parking lot.
- iii. Level III Site Plan; 754 Congress Street; CenterWest, LLC., Applicant. (estimated time 8:45 p.m.) The Planning Board will hold a public hearing to consider a proposal for a four-story, 46-room commercial hotel with ground-floor retail and 17 parking spaces. The subject property is a 10,692 square foot parcel zoned B-2b Community Business and is subject to the City's Inclusionary Zoning for Hotel requirements.